Thank you for completing this NOMINATION FORM
East Devon District Council is inviting nominations to determine its Local Heritage Assets - comprising buildings and other features of the historic environment – which are locally distinctive or have particular importance to the local community

1: Name and contact details of Assessor [This information will not be publically available]
Jeremy Woodward **jaydoubleyou@onetel.com**

2: Date of completion:
29 March 2014

3: Ref No [to be completed by EDDC]
(2) on SVA Grade III list/EDDC Local List [possibly: 14/140]

4: Name of Heritage Asset:
Outbuildings of Bickwell Farm

4a: Address/Location:
Bickwell House Lane
EX10 8TQ

4b: Owner:
[Address, if different to above]
N J Baker & Sons
Bickwell Valley Farm, Muttersmoor Road, Sidmouth, Devon, EX10 8RH
http://www.zettai.net/find/sidmouth/mixed-farming/

4c: Location: *[Google map or OS ref]*
SY 11359 88258

5: Unit of Record:
Building **X** Structure ☐ Complex **X** Open Space ☐ Street ☐ Landscape ☐
Other feature - specify ☐
5a: Heritage Asset type(s) *[e.g. 4 terrace houses; semi-detached villas; pillar box; gardens]*
Farm buildings

6: Designations/Classifications:
Listed Building ☐ grade **III** Conservation Area **X** Protected Species ☐
Local Heritage Asset **X** SVA Blue Plaque ☐ Sampson Society ☐
The nearby Bickwell Cottages on Muttersmoor Lane have been given Grade II listing:
http://www.britishlistedbuildings.co.uk/en-87413-bickwell-cottages-sidmouth-devon

7: Age: Earliest **phase poss. 1260 (see ref below)**
Later phases. **1870 (POH); late c20th (modern stable block: see photo)**

8: External materials:

Walls **brick**		Roof **mixture: tin, tile, slate**
Windows	original **mixed**	pre1939
Chimneys	original	pre1939 **brick**

9: Condition:
Since the Grade III listing of the late 1960s, the outbuildings have visibly deteriorated: clad in ivy, with some fresh rendering, some functional additions

10: Current use of building/area:
Most of the buildings are being used

11: Rarity: Is the building /structure rare of its type within the streetscape?
Yes ☐ No ☐ If yes, explain why:
Yes: 'within the streetscape': see 12 below

12: Contribution: Does the building contribute to the visual character/distinctiveness of the area/group of buildings *[e.g. defined features, landscape character, visually dominant]*

Yes **X** No □

If yes, explain why: **These buildings are an integral part of the character of Bickwell Valley – dominated by large villas to the south, these original farm buildings are an important vestige of Devon country life from before the town became a home for wealthy retirees. "Immediately after St. John's School turn right up the narrow Bickwell Lane. As the lane climbs it emerges into open countryside, giving pleasant views over the Bickwell Valley on the left. Bickwell Farm, first recorded in 1260, is especially obvious."**
http://www.southwestcoastpath.com/walksdb/printable-walk/123/

13: Historic integrity of the area or complex:

high □ medium **X** low **X**

14: Any additional information in support of this nomination

[eg: specific features; further background; social history; association with notable persons/events]

[These are references to the farm house – at a separate site.]

"At the time of the 1911 census, when his mother and two sisters were staying at Bickwell Farm in Sidmouth, Arthur was boarding at 18 Kensington Place in London…"
http://www.oxfordhistory.org.uk/war/sunningwell/darbishire.html

"Bickwell, written Bekewell, is mentioned in the Otterton Cartulary, circa 1260. Great alterations have been made beyond Bickwell Farm of late years." [POH: Sun Mar 20, 1870]
http://www.eastdevonaonb.org.uk/index.php?page=poh-transcripts-1870

A planning proposal 'Reconstruction Of Former Farmhouse' was refused in 1985:
http://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZBRGHXT301

15: Sources:

See references; also Proposed Additional Listed Buildings: Sidmouth – West Area - 1984

16: Each nomination should include 1-5 referenced digital photographs.

google maps ©

Please send your completed form together with relevant supporting information to:
Conservation Officer, EDDC Council Offices, Knowle, Sidmouth, Devon, EX10 8HL
or e-mail StevenGuy@eastdevon.gov.uk Thank you.